

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SVC Jarrettsville Pike and * ZONING COMMISSIONER
Allison Road *
15101 Allison Road * OF BALTIMORE COUNTY
10th Election District * Case No. 92-246-SPH
6th Councilmanic District *
Douglas R. Small *
Petitioner *

ORDER OF DISMISSAL

The Petitioner herein requested a Petition for a Special Hearing to approve the transfer of the single density unit from Parcel No. 2A to Parcel No. 1.

WHEREAS, a hearing was scheduled to be held on January 22, 1992 at 9:30 A.M., in Room 118 of the Court House before the Zoning Commissioner regarding the above captioned case; and,

WHEREAS, a letter, dated January 16, 1992 and a Notice of Voluntary Dismissal Without Prejudice by the Petitioner's attorney, Stephen J. Nolan, Esquire was received in this office requesting a withdrawal of the Petition for Special Hearing.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County this 21st day of Jan., 1992 that the Petition for a Special Hearing, in the above captioned matter, be and the same is hereby DISMISSED without prejudice, upon payment of open costs by the Petitioner.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
Zoning Commissioner
for Baltimore County

LES:mmm

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SVC Jarrettsville Pike and * ZONING COMMISSIONER
Allison Road *
15101 Allison Road * OF
10th Election District * BALTIMORE COUNTY
6th Councilmanic * Case No.: 92-246-SPH
DOUGLAS R. SMALL * Hearing: January 22, 1992
Petitioner * * * * *

NOTICE OF VOLUNTARY DISMISSAL
WITHOUT PREJUDICE

Mr. Commissioner:

Please dismiss the Petition for Special Hearing filed in the above-captioned case on December 9, 1991, without prejudice. Any open costs will be paid by the Petitioner.

Stephen J. Nolan
NOLAN, PLUMHOFF & WILLIAMS, CHTD
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204
(410) 823-7800
Attorney for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 21st day of January, 1992, a copy of the foregoing Notice of Voluntary Dismissal Without Prejudice was mailed, postage prepaid, to People's Counsel, County Office Building, 3rd Floor, Towson, Maryland 21204.

Stephen J. Nolan

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

9751B

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 17, 1992

Stephen J. Nolan, Esquire
Nolan, Plumhoff and Williams
Suite 700, Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204-5340

RE: Case No. 92-246-SPH
Petition for Special Hearing
Douglas R. Small, Petitioner

Dear Mr. Nolan:

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Also attached hereto is a copy of the bill for posting and advertising in this case in the amount of \$103.67. Please send your check in that amount directly to the Office of Zoning Administration and Development Management, c/o the Pocket Clerk, Ms. Gwen Stephens.

Thank you.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-246-SPH

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 506.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the transfer of the single density unit from Parcel No. 2A to Parcel No. 1.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Attorney for Petitioner:

STEPHEN J. NOLAN, ESQ.

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Stephen J. Nolan, Esquire

210 W. Penna. Avenue

Suite 700, Court Towers

Address Towson, MD 21204

Phone No. 823-7853

Attorney's Telephone No.: 823-7853

Address Towson, MD 21204

Phone No. 823-7853

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Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: 1-17-92

Douglas R. Small
15101 Allison Road
Monkton, Maryland 21111

RE:
CASE NUMBER: 92-246-SPH
SW Jarrettsville Pike and Allison Road
15101 Allison Road
10th Election District - 6th Councilmanic
Petitioner(s): Douglas R. Small

Dear Petitioner(s):

Please be advised that \$ 103.67 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

cc: Stephen J. Nolan, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 17, 1991

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-246-SPH
SW Jarrettsville Pike and Allison Road
15101 Allison Road
10th Election District - 6th Councilmanic
Petitioner(s): Douglas R. Small
HEARING: WEDNESDAY, JANUARY 22, 1992 at 9:30 a.m.

Special Hearing to approve the transfer of the single density unit from Parcel No. 2A to Parcel No.1.

Lawrence E. Schmitt
Lawrence E. Schmitt

Zoning Commissioner of
Baltimore County

cc: Douglas R. Small
Stephen J. Nolan, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 21, 1992

Stephen J. Nolan, Esquire
210 W. Pennsylvania Avenue, Suite 700
Towson, MD 21204

RE: Item No. 259, Case No. 92-246-SPH
Petitioner: Douglas R. Small
Petition for Special Hearing

Dear Mr. Nolan:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: January 21, 1992
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures

cc: Douglas R. Small
15101 Allison Road
Monkton, MD 21111

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 12th day of December, 1991.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
James E. Dyer
Chairman,
Zoning Plans Advisory Committee

Petitioner: Douglas R. Small
Petitioner's Attorney: Stephen J. Nolan

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: January 21, 1991

TO: Mr. J. Robert Haines
Zoning Commissioner

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 8, 1991

Dear Mr. Haines:

This office has no comments for items number 244, 249, 250, 251, 252, 253, 256, 257, and 259.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

received

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

JANUARY 7, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DOUGLAS R. SMALL
Location: SWC JARRETTSVILLE PIKE AND
ALLISON ROAD

Item No.: 259 Zoning Agenda: DECEMBER 23, 1991

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *James E. Dyer* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

TO: Julie Winiarski
Office of Zoning Administration
and Development Management

FROM: A. J. Haley, Acting Director
Economic Development Commission

DATE: December 20, 1991

RE: Zoning Advisory Comments for Meeting of December 23, 1991

This office has no comment for items 254, 255, 256, 257 and 259.

12/16/91
8

RECEIVED
DEC 26 1991
ZONING OFFICE

Robert B. Boyle

NEWTON A. WILLIAMS
THOMAS J. REARER
WILLIAM P. ENGELHART, JR.
STEPHEN J. NOLAN
ROBERT L. HANLEY, JR.
ROBERT S. GLUSHAKOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CAHILL, JR.
LOUIS G. CLOSE, II
E. BRUCE JONES
GREGORY J. JONES
J. JOSEPH CURRAN, II
FALSO ADMITTED IN D.C.
FALSO ADMITTED IN NEW JERSEY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX (410) 296-2765

JAMES D. NOLAN
J. EARLE PLUMHOFF
RALPH E. DEITZ
OF COUNSEL:
T. BAYARD WILLIAMS, JR.
RICHARD L. SCHAEFFER
WRITER'S DIRECTORIAL
823-7853

January 16, 1992

Honorable Lawrence E. Schmidt
Zoning Commissioner for
Baltimore County
County Office Building
Towson, Maryland 21204

Re: Case No.: 92-246-SPH
Hearing Date: January 22, 1992
Petitioner: Douglas R. Small
15101 Allison Road

Dear Commissioner Schmidt:

As counsel for the Petitioner in the above case, I am enclosing herewith a Notice of Voluntary Dismissal Without Prejudice. Please accept this dismissal of the Petition scheduled to be heard on January 22, 1992.

My office had checked on the invoice for advertising fees and posting but the same had not yet been received.

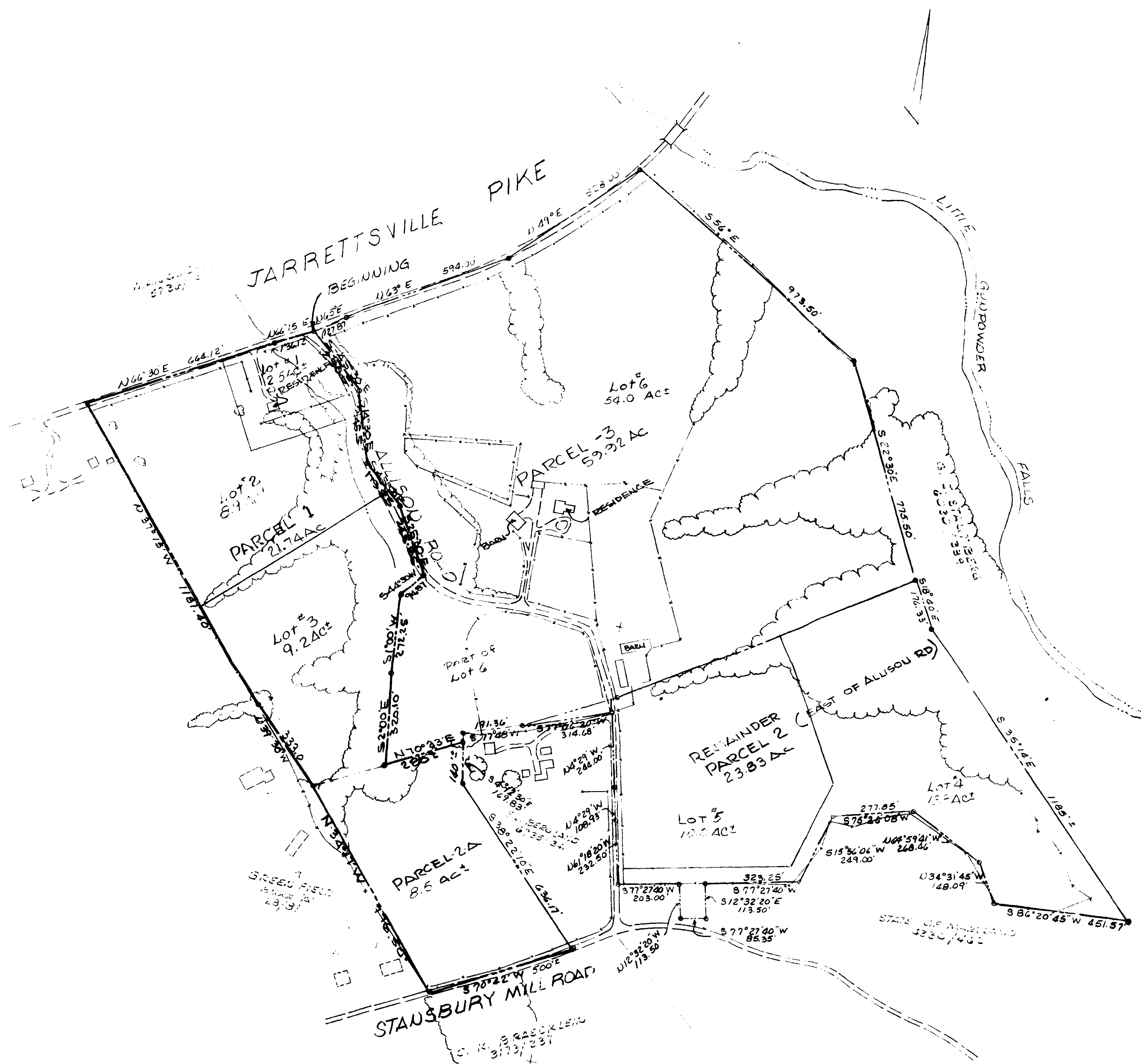
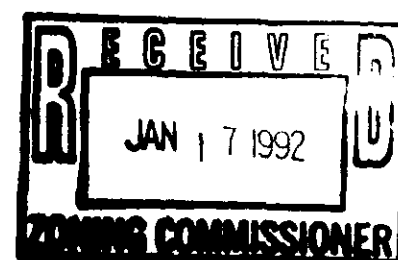
Thank you for your kind consideration of this matter.

Very truly yours,

Stephen J. Nolan

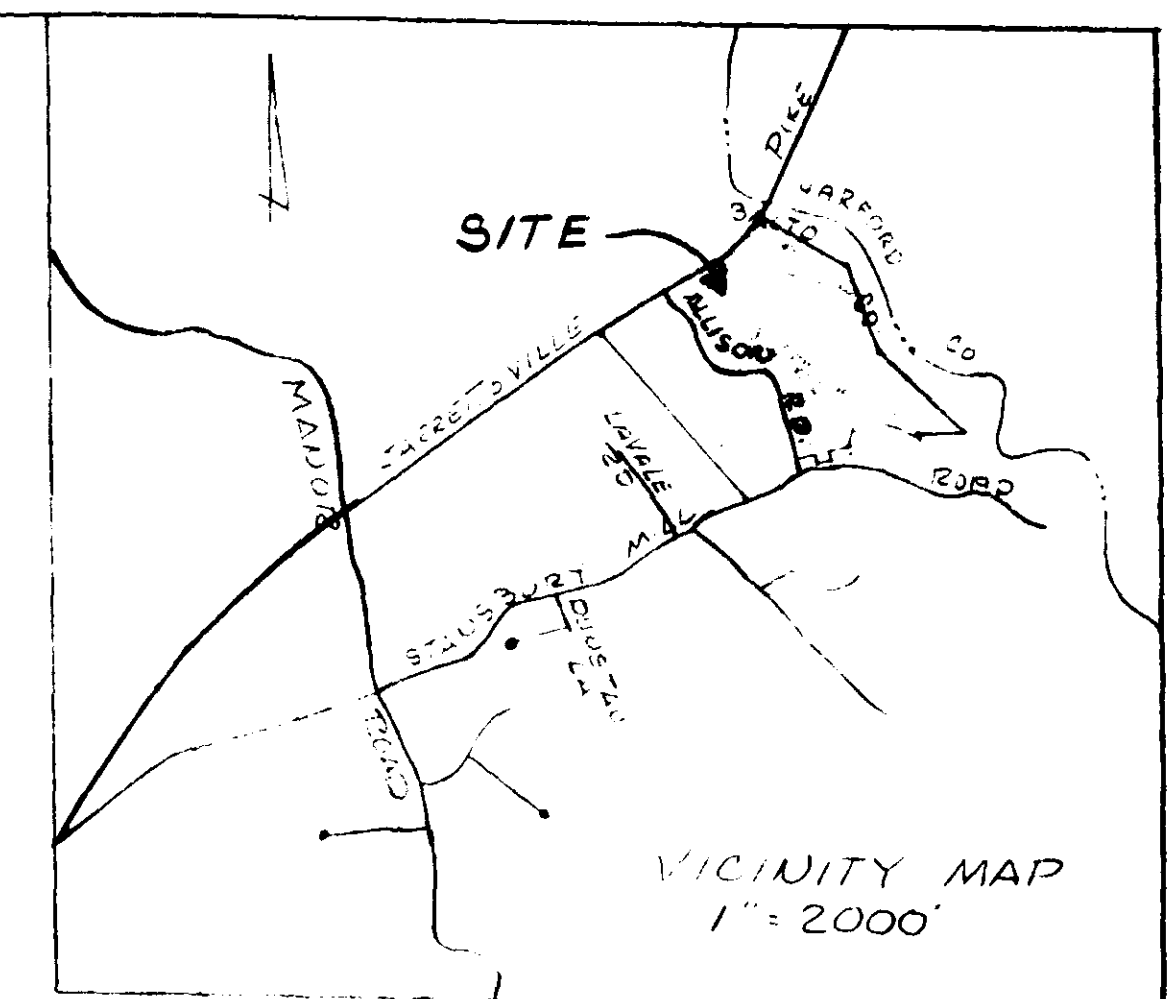
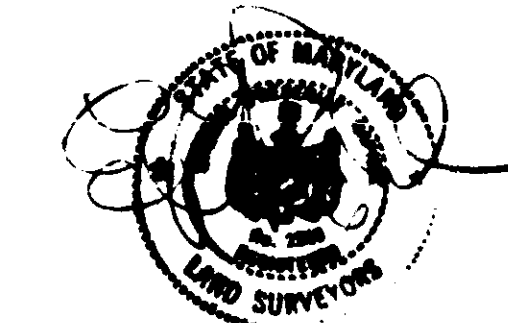
SJN/mao

cc: Phyllis Friedman, Esquire
People's Counsel
Mr. Douglas Small
Mr. E.F. Raphael



NOTE:

OUTLINE SHOWN HEREON, WAS PLOTTED FROM DEEDS, PLATS, AND OTHER SOURCES AND IS NOT A FIELD SURVEY.

DENSITY CALCULATIONS
EXISTING ZONING: R-2

PARCEL 1 21.74 AC 2 LOTS
PARCEL 2 23.83 AC 2 LOTS
PARCEL 2A 8.5 AC 1
PARCEL 3 59.92 AC 2 LOTS
TOTAL LOTS: 7 LOTS
TOTAL NO. LOTS: 6 LOTS

REQUEST:

1) TRANSFER SINGLE DENSITY UNIT ALLOWED FOR PARCEL 2A TO PARCEL 1

PARCEL 2A RESERVED AND SHALL BE RESTRICTED IN CONFORMANCE WITH CURRENT ZONING AS FOLLOWS:
1) FOR AGRICULTURAL USE ONLY
2) NO RESIDENTIAL OR COMMERCIAL STRUCTURES
3) FUTURE CONVEYANCE SHALL BE TO ADJOINING PROPERTY OWNERS

92-246-SPA²⁵⁹

PLAT TO ACCOMPANY PETITION FOR
SPECIAL HEARING
PROPERTY OF
DOUGLAS R. SMALL

10TH ELEC. DIST.
SCALE 1" = 200'

BALTO. CO. AND
NOV. 5, 1991
NOV. 7, 1991
NOV. 18, 1991

E. F. RAPHAEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
205 COURTLAND AVENUE
TOWSON, MARYLAND 21204

